

MINUTES
GRANBY DEVELOPMENT COMMISSION
Monday, April 8, 2013
7:00 P.M.

Present: Marty Schwager, Chairman, Ken Kuhl, Rob Rome and Matt Garrett. Fran Armentano, Director of Community Development was also in attendance

The meeting opened at 7:04 p.m. in the Town Hall Meeting Room.

A large number of residents were unexpectedly in the audience. Chairman Schwager invited them members to speak. The public was there based on concerns of a possible development at 235 Salmon Brook Street, the Maltbie property. A lengthy discussion ensued about a possible development. The Development Commission's basic role in discussing such matters with potential developers was discussed. It was made clear that the Development Commission was advisory only and that no specific applications are received by them. It was explained that the Development Commission is generally supportive of grand list growth and that they have been very active in the growth and support of the Granby Center area. It was explained that the potential developers Thomas Fredo, Gregory F. Ugalde and Joe Duva of T & M Builders attended the Commission's last meeting to discuss the possible development of property at 235 Salmon Brook Street. The Commission was in basic support of a multi-family development, with single-family style units and found the concept in line with the Zoning Regulations. However no specific plans were available and the specific details will ultimately determine whether or not the Commission would lend its support to this project. During the discussion the Commission repeated its long held description of the Town's "brand". That is a safe and family friendly community with abundant open space and farmland and with an exemplary educational system. Included within this are a defined commercial center and an attractive historic district. The Town's brand is what attracts people to Granby. The discussion continued with a clear explanation of the Planning and Zoning Commission application process and procedures. Fran discussed how residents could sign up to receive agendas of future meetings. The public asked about the access to the site, with concerns that the site might have access from Pendleton Road or Woodcliff Drive. Fran stated that he did not believe that it would be possible to access the site from Woodcliff Drive and thought it extremely unlikely that it could have access from Pendleton Road. However, it was reiterated that no site development plans have been received. Fran noted that the only access to the site, as it currently exists, is from Salmon Brook Street. Questions and comments continued and the residents seemed appreciative of the open dialog. Fran invited the residents to phone or e-mail him at any time if they had questions or needed information.

The Commission discussed Planning and Zoning activity, particularly the application of Westfield Bank. Ken Kuhl discussed the current housing market. Fran updated the Commission on the Center sidewalk project and other activities

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Fran Armentano
Acting Recording Secretary